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2024-004328

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RICK HOGABOAM

CANYON COUNTY RECORDER

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NO FEE

ORDINANCE

CITY OF NAMPA

ORDINANCE NO. 4786

AN ORDINANCE OF THE CITY OF NAMPA, IDAHO DETERMINING THAT CERTAIN LANDS, COMMONLY KNOWN AS 0 & 0 HAILEY AVENUE, NAMPA, ID (COUNTY PARCEL NUMBERS R2316400000 & R2316401000) COMPRISING APPROXIMATELY 1.6 ACRES, MORE OR LESS, LAY CONTIGUOUS TO THE LIMITS OF THE CITY OF NAMPA, CANYON COUNTY, STATE OF IDAHO, AND THAT SAID LANDS SHOULD BE ANNEXED INTO THE CITY OF NAMPA, AND BE ZONED BC (COMMUNITY BUSINESS) ZONING DISTRICT; DECLARING SAID LANDS BY PROPER LEGAL DESCRIPTION AS DESCRIBED BELOW TO BE A PART OF THE CITY OF NAMPA; DETERMINING THAT SAID ANNEXATION AND ZONING ARE IN THE BEST INTEREST OF THE PUBLIC AND CONSISTENT WITH THE COMPREHENSIVE PLAN OF THE CITY; DIRECTING THE CITY ENGINEER AND PLANNING AND ZONING DIRECTOR TO ADD SAID PROPERTY TO THE OFFICIAL MAPS OF THE CITY OF NAMPA, AND TO DESIGNATE SAID PROPERTY AS BC (COMMUNITY BUSINESS) ZONING DISTRICT ON THE OFFICIAL ZONING MAP AND OTHER AREA MAPS OF THE CITY; PROVIDING FOR RECORDATION; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE; REPEALING ALL ORDINANCES, RESOLUTIONS, ORDERS OR PARTS THEREOF IN CONFLICT HERewith; AND, DIRECTING THE CITY CLERK TO FILE A CERTIFIED COPY OF THE ORDINANCE AND MAP OF THE AREA TO BE ANNEXED WITH CANYON COUNTY, STATE OF IDAHO AND THE IDAHO STATE TAX COMMISSION, PURSUANT TO IDAHO CODE, SECTION 63-215.

BE IT ORDAINED BY THE MAYOR AND THE COUNCIL OF THE CITY OF NAMPA, CANYON COUNTY, STATE OF IDAHO;

SECTION 1. The Nampa City Council, upon the recommendation of the Nampa Planning & Zoning Commission and in compliance with the public notice and hearing processes required by Idaho Code chapter 65, Title 67, and Nampa City Code § 10-03-08 and Chapter 2, Title 10, approved the annexation and zoning application in Case No. ANN-00284-2023 at a public hearing held on November 20, 2023.

SECTION 2. It is hereby determined to be in the best interests of the public, and consistent with the Nampa Comprehensive Plan, that the following described property which is contiguous to the City of Nampa, Canyon County, Idaho, commonly known as 0 & 0 Hailey Avenue, Nampa, ID (County Parcel Numbers R2316400000 & R2316401000), comprising approximately 1.6 acres, more or less, should be annexed into the City of Nampa and be zoned BC (Community Business) zoning district, to-wit:

See Exhibit "A" attached hereto and made a part hereof by this reference.

Said property is also visually depicted in the drawing marked as **Exhibit "B"** attached hereto and made a part hereof by this reference.

SECTION 3. That the above-described property is hereby annexed into the corporate limits of the City of Nampa and zoned BC (Community Business) zoning district.

SECTION 4. That the recordation of this ordinance shall be deemed for all intents and purposes as an amendment to the zoning ordinance and zoning map of the City of Nampa. The City Engineer and the Planning & Zoning Director of the City of Nampa, Idaho, are hereby instructed to so designate the same above-described property on the official zoning map and other area maps of the City of Nampa, Idaho as lying within the city limits and zoned BC (Community Business) zoning district.

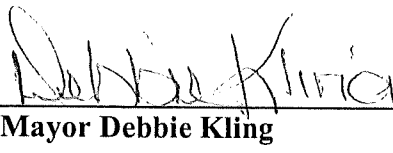
SECTION 5. This ordinance shall be in full force and effect from and after its passage, approval, publication, and recordation according to law. The aforementioned annexation and zoning is subject to the terms and conditions of approval adopted by the City Council in its decision, made a part hereof by reference.

SECTION 6. All ordinances, rules and regulations, and parts thereof, in conflict herewith are repealed. This ordinance is severable.

SECTION 7. The Clerk of the City of Nampa, Idaho shall, within 10 days following the effective date of this ordinance, duly file a certified copy of this ordinance and a map prepared in a draftsman-like manner plainly and clearly designating the boundaries of the City of Nampa, including the land herein annexed, with the following officials of the County of Canyon, State of Idaho, to-wit: the Recorder, Auditor, Treasurer and Assessor and shall file simultaneously a certified copy of this ordinance with the State Tax Commission of the State of Idaho, all in compliance with Idaho Code 63-215.

PASSED BY THE COUNCIL OF THE CITY OF NAMPA, IDAHO, THIS 5TH DAY OF FEBRUARY 2024.

APPROVED BY THE MAYOR OF THE CITY OF NAMPA, IDAHO, THIS 5TH DAY OF FEBRUARY 2024.



Mayor Debbie Kling

Attest:



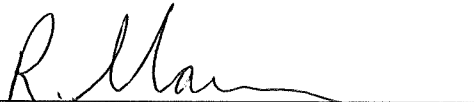
City Clerk

State of Idaho)

Canyon County)

On this 5th day of February 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared Debbie Kling known to be the Mayor and Charlene Tim known to be the City Clerk of the City of Nampa, a municipal corporation, who executed the foregoing instrument.

In Witness Thereof, I have hereunto set my hand and affixed by official seal, the day and year in this certificate first above written.


Residing at: Nampa, Canyon County, Idaho
My Commission Expires: 9-11-2029

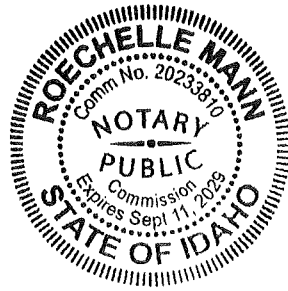


EXHIBIT A – LEGAL DESCRIPTION

ANNEXATION

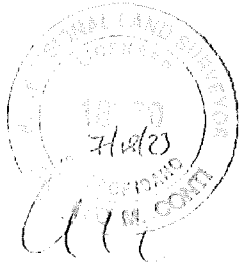
EXHIBIT A

A parcel of land being a portion of the South Half of the SE Quarter of Section 7; T. 3N, R.2W, B.M., Canyon County, Idaho, more particularly described as follows:

Commencing at the SE corner of said Section 7; thence on the East line of said Section 7 $N00^{\circ}14'31''E$ a distance of 407.89 feet to a point on the easterly extension of Lot 1 Block 1 as shown on the Plat of Karcher Acres Subdivision as filed for record in Book 9 of Plats at Page 1 Canyon County Official Records also being the Point of Beginning; thence continuing on last said East line $N00^{\circ}14'31''E$ a distance of 200.01 feet to a point on the centerline of Hailey Avenue; thence on the centerline of Hailey Avenue $N89^{\circ}30'12''W$ a distance of 449.00 to a point on the northerly extension of the West line of Lot 2 Block 1 of said Plat of Karcher Acres Subdivision; thence on last said West line and its northerly extension $S00^{\circ}29'59''W$ a distance of 200.03 feet to the south west corner of said Lot 2 Block 1; thence on the south line of said Lot 2 Block 1 and Lot 1 Block 1 and its easterly extension $S89^{\circ}30'22''E$ a distance of 449.89 feet to the Point of Beginning

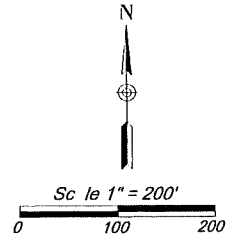
The above described parcel contains 2.06 acres, more or less.



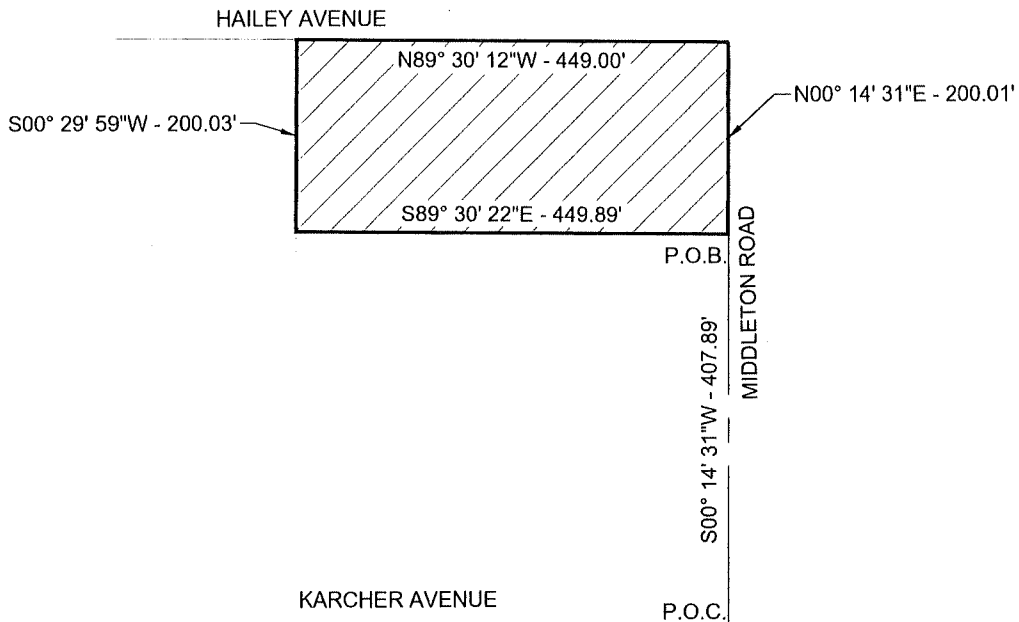


ANNEXATION EXHIBIT B

PORTION OF SE 1/4 OF SECTION 7,
T.3N., R2.W., BOISE MERIDIAN, CANYON
COUNTY, IDAHO.



BEARINGS AND DISTANCES MAY VARY FROM
PREVIOUS PLATS DUE TO DIFFERENT METHODS
OF MEASUREMENTS.



P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING


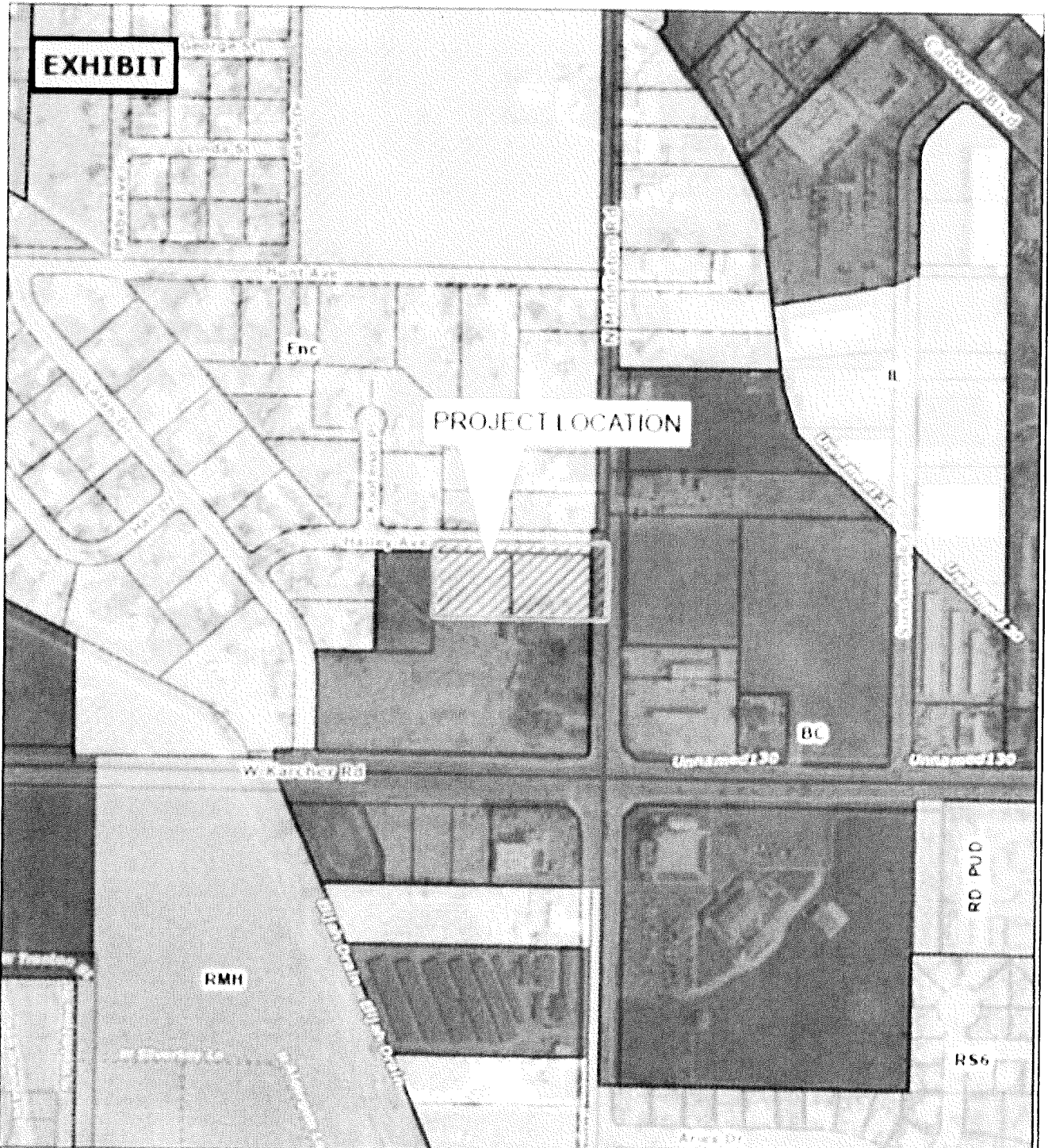
 PARCEL TO BE ANNEXED

EXHIBIT B – MAPS/DEPICTION

EXHIBIT



NAMPA *PROUD*

**0 HAILEY AVE
ANNEXATION AND ZONING TO
BC (COMMUNITY BUSINESS) ZONING
DISTRICT AND POTENTIAL
DEVELOPMENT AGREEMENT**

ANNEXATION

ANN-00284-2021

10/24/2023

